

**Proposed Modifications to the East 11th and 12th Street Urban Renewal Plan
(East 11th Street)
November 20, 2008**

ATTACHMENT 1

Project Number/Name	Existing Controls	Proposed Changes	ARA Recommendation	Urban Renewal Agency Recommendation	Planning Commission Recommendation
900 Block of East 11th Street (a.k.a. Blk 16)					
11-1/11th St. Juniper Mixed-Use North side of 11th St. and south side of Juniper between Branch St and Curve St..	Reuse Objective: Provide New Mixed-Use Development (Residential and Non-Residential)	No Changes	Yes	Yes	Yes
	Site area: 2.0 acres				
	Permitted use: Mixed use/office/single family residential	Permitted use: Mixed use/office/single family residential <u>and civic uses.</u>	Yes	Permitted use: Mixed use/office/ <u>residential and civic uses.</u>	Yes- URB Recommendation
	Allowable height/permitted FAR: 60' max/1.0 total max. FAR	Allowable height/permitted FAR: 60' max/ <u>1.6 total max. FAR</u>	Yes	Yes	Yes
	New commercial space: 25,000-35,000 sq ft maximum (Downtown & entertainment oriented retail)	New commercial space: <u>Delete this project control.</u>	Yes	Yes	Yes
	Commercial space to be preserved: up to 2,000 square feet	Commercial space to be preserved: <u>Delete this project control.</u>	Yes	Yes	Yes
	New housing units: 15-25 rental flats	New housing units: <u>Delete this project control.</u>	Yes	Yes	Yes

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	Existing housing to be preserved: 2 historic houses to be renovated. One to remain on site, one to be relocated.	Existing housing to be preserved: <u>Delete this project control.</u>	No	No	No
	Community parking spaces: 50-55 (limited on-street spaces available)	Community/Residential Parking Requirements: <u>Delete this project control.</u>	Yes	Yes	Yes
	Residential parking spaces: 25-30	Residential parking spaces: <u>Delete this project control.</u>	Yes	Yes	Yes
	Potential demolition: 3 houses, 2 duplexes up to 10,000 sq ft of commercial/office	Potential demolition: <u>Delete this project control.</u>	Yes	Yes	Yes

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1100 Block of East 11th Street (a.k.a. Blk 18)					
11-5/11th St. Entertainment Retail, North side of 11th St between Lydia St & Waller Street	Reuse Objective: Create Entertainment Oriented Retail & Office Opportunities in 11th St.	No Changes	Yes	Yes	Yes
	Site area: 1.6 acres	No Changes	N/A	N/A	N/A
	Permitted use: Downtown & entertainment oriented retail/office/townhouses	Permitted use: Downtown & entertainment oriented retail <u>and office and residential</u>	Yes	No	Permitted use: Downtown & entertainment oriented retail <u>and office and residential</u>
	Allowable height/permitted FAR: 50' height maximum/0.96 FAR	Allowable height/permitted FAR: <u>53' height maximum/1.4 FAR for entire project location; FARs identified in Sub-districts 5A and 5B of the East 11th Street NCCD apply to individual sites</u>	Yes	No	Allowable height/permitted FAR: <u>55' height maximum/50% of block face limited to 45'</u>
	New commercial space: 40,000 - 48,000 sq ft maximum, shall not be oriented towards Juniper St.	<u>New Commercial and Residential Space: 100,000 square foot maximum</u>	Yes	No	<u>New Commercial and Residential Space: Delete square footage limits; limit office space to 25% of new commercial space.</u>
	Commercial space to be preserved: up to 5,900 sq ft rehabilitated	No Changes	Yes	Yes	Yes
	New housing units: 10-15 townhouses, oriented towards Juniper St.	<u>Potential New Housing Units: maximum of 45 units per acre; housing may be oriented towards Juniper Street or East 11th Street</u>	Yes	No	<u>Potential New Housing Units: Delete housing limits</u>

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	Existing housing to be preserved: 0	No Changes	Yes	Yes	Yes
	Community parking spaces: 135 - 150 (limited on street spaces available)	<u>Parking Requirements: Parking to be provided per Land Development Code (LDC) requirements.</u>	Yes	No	<u>Parking Requirements: Parking to be provided per Land Development Code (LDC) requirements. NCCD 20% deduction may not be used with other LDC deductions.</u>
	Residential parking spaces: 10-15	Residential parking spaces: <u>Delete - see above</u>	Yes	No	Residential parking spaces: <u>Delete - see above</u>
	Potential demolition: up to 2,000 sq ft of commercial retail	No Changes	Yes	Yes	Yes

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Section 1.0 Definitions	5. "Community Parking" - means any area within the designated URP. Provided by a public or private entity, which shall be designed for temporary accommodation of other vehicles of the motoring public in normal operating condition and situated so as to provide for use by the patrons of one of more retail, office and/or residential facility, or as a remote parking. The project owner may have to execute a parking agreement at the time of project approval by the Urban Renewal Agency.	<u>Community Parking Space - A community parking space provided by a public or private entity in excess of the normal requirement, which is made available to other business uses within the URP as remote parking.</u>	Yes	No	<u>Community Parking Space - A community parking space provided by a public or private entity in excess of the normal requirement, which is made available to other business uses within the URP as remote parking.</u>